Doc. #5585
ADOPTED

MEMORANDUM **JUNE 24, 1993**

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PAUL L. BARRETT, DIRECTOR

FROM: THOMAS O'MALLEY, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT
MARIA FARIA, DEPUTY DIRECTOR

SUBJECT: WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24: PORTION OF PARCEL S-9A

SUMMARY: This memorandum requests the final designation of Humboldt Apartments Limited Partnership as redeveloper of a portion of Parcel S-9A located at the rear of 51-57 Humboldt Avenue for the purpose of providing off-street parking for the residents of 51-57 Humboldt Avenue. It is further requested that the Boston Redevelopment Authority approve the developer's petition to the Zoning Commission to change the zoning of the designated parcel to residential zoning.

Parcel S-9A is located at the rear of 51-57 Humboldt Avenue in the Washington Park Urban Renewal Area, Project No. Mass. R-24. The parcel contains approximately 24,883 square feet of vacant land. Seventy-five percent of this parcel contains a ledge and is non-buildable at reasonable cost. This parcel remains from an early Washington Park acquisition of property and the construction of Martin Luther King Boulevard. The developer is requesting a portion of Parcel S-9A, consisting of approximately 4,388 square feet of vacant land. This portion is located on the corner of Humboldt Avenue and Martin Luther King Boulevard. The entire 24,883 square foot site is zoned Open Space Parkland (OS-P).

On August 19, 1992, the Boston Redevelopment Authority (BRA) authorized the advertisement of a Request for Proposals (RFP) for the sale and development of Parcel S-9A for off-street parking, open space and the construction of a wheel chair ramp. The deadline for the submission for proposals was October 13, 1992. The only proposal received was from Lorenzo Pitts who is a trustee of the Humboldt Nominee Realty Trust. Parcel S-9A will be developed in conjunction with the four (4) adjoining buildings.

Humboldt Apartments Corporation as trustee of the Humboldt Nominee Realty Trust intends to rehabilitate four (4) adjoining buildings located at 51-57 Humboldt Avenue into 20 affordable rental units with commercial space on the ground floor. The estimated total development costs are $1,796,290. The development team has obtained a commitment for construction and permanent financing from the Massachusetts Housing Finance Agency (MHFA) and financing from Public Facilities Department Rehabilitation Program.

The project has also received an award of low-income housing tax credits from the Executive Office of Communities and Development.

To proceed with the development, the Humboldt Apartments Corporation as trustee of the Humboldt Nominee Realty Trust has created a legal entity called Humboldt Apartments Limited Partnership (Partnership), a Massachusetts limited partnership, that will hold title to the Humboldt Avenue property. The anticipated construction start is this summer with a construction period of twelve months. The architect is The Architectural Team and the general contractor is Wolf Construction Corporation.

As part of the rehabilitation program, the Partnership is requesting the purchase and development of the adjacent parcel. The plan for Parcel S-9A, consisting only of a portion of the site, calls for off-street parking. The southeast portion of the parcel will be improved by providing six (6) off-street parking spaces, including a space reserved for handicapped parking. The entire site will be appropriately landscaped and screened from the street. The parking facility will be located only on 4,388 square feet of land and is located at corner of Humboldt Avenue and Martin Luther King Boulevard.

Since the entire parcel is zoned as OS-P in order to proceed with the proposed development, the Partnership would seek zoning relief from the Zoning Commission. The BRA staff recommends support, subject to community review, of the Partnership's petition to the Zoning Commission to rezone a portion of Parcel S-9A, located at the corner of Washington Street and Martin Luther King Boulevard as 3F-4000 with the balance of the parcel remaining as OS-P.

It is, therefore, recommended that Humboldt Apartments Limited Partnership be granted final designation as redeveloper of a portion of Parcel S-9A, consisting of 4,388 square feet of vacant land, located at the rear of 51-57 Humboldt Avenue for the purpose of providing off-street parking and open space for the residents of 51-57 Humboldt Avenue. It is further recommended that BRA approve the developer's petition to the Zoning Commission to change the zoning on the designated parcel to residential zoning.

An appropriate vote follows:

VOTED: That the BRA accepts the resolution attached hereto entitled "Resolution of the Boston Redevelopment Authority re: Final Designation of Humboldt Apartments Limited Partnership in the Washington Park Urban Renewal Area, Project No. Mass. R-24. And that the BRA recommends approval subject to community review of the developer's petition to the Zoning Commission of the City of Boston to adopt a Map Amendment to rezone a portion of Parcel S-9A consisting of approximately 4,388 square feet, located at the corner of Washington Street and Martin Luther King Boulevard as 3F-4000 with the balance of the parcel consisting of 20,495 square feet remaining OS-P.

3-0

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
FINAL DESIGNATION OF HUMBOLDT APARTMENTS LIMITED PARTNERSHIP
OF DISPOSITION OF A PORTION OF PARCEL S-9A IN THE WASHINGTON
PARK URBAN RENEWAL AREA PROJECT NO. MASS R-24

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title 1 of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass R-24, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with the Federal financial assistance under said Title 1, including those prohibiting discrimination because of race, color, sex, religion, or national original; and

WHEREAS, the Humboldt Apartments Limited Partnership has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition of a portion of Parcel S-9A in the Washington Park Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Humboldt Apartments Limited Partnership hereby is finally designated as Redeveloper of a portion of Parcel S-9A in the Washington Park Urban Renewal Area.

2. That it is hereby determined that Humboldt Apartments Limited Partnership possesses the qualifications and financial resources necessary to acquire and develop land in accordance with the Urban Renewal Plan and the Project Area.

3. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

4. That the Final Plans submitted by Humboldt Apartments Limited Partnership conform in all respects to the Urban Renewal Plan for the Project Area and that said Final Plans be, and hereby are, approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to the environment and further, that all practicable feasible means and measures have been taken to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority, to execute and deliver a Land Disposition Agreement and Deed conveying a portion of Parcel S-9A to Humboldt Apartments Limited Partnership, said documents to be in the Boston Redevelopment Authority's usual form.

7. That the developer be, and hereby is, authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

8. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure: (Federal Form H-6004).

ARTIN LUTHER KING BLVD
PARCEL
S-9A
PORTION OF PARCEL S-9A
HUMBOLDT AVENUE

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Form Approved
OMB No. 63R-0857

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE [1]

A. REDEVELOPER AND LAND

1- a. Name of Redeveloper: Thomas F. Welch Associates, Inc.

b. Address and ZIP Code of Redeveloper: 58 Eliot St., J.P. 02130-3752

c. IRS Number of Redeveloper: To be applied for

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority
(Name of Local Public Agency)

in Washington Park Urban Renewal Area
(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,
is described as follows [2]

Portion Parcel S-9A

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of _____:

☑ A corporation.

☐ A nonprofit or charitable institution or corporation.

☐ A partnership known as

☐ A business association or a joint venture known as

☐ A Federal, State, or local government or instrumentality thereof.

☐ Other *(explain)*

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

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[1] If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

[2] Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock[1].

b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.

c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.

d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.

e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE	POSITION TITLE *(if any)* AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST
Thomas F Welch	President - 100%

6. Name, address, and nature and extent of interest of each person or entity *(not named in response to Item 5)* who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper *(for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper)*:

NAME, ADDRESS, AND ZIP CODE	DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST
N/A	N/A

7. Names *(if not given above)* of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

N/A

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but *only* if land is to be redeveloped or rehabilitated in whole or in part for *residential* purposes.)

[1] If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE *(Continued)*

Form Approved
OMB No. 63R-0667

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

   a. Total cost of any residential redevelopment. . . . . $
   b. Cost per dwelling unit of any residential redevelopment. . . . . $
   c. Total cost of any residential rehabilitation . . . . . $
   d. Cost per dwelling unit of any residential rehabilitation . . . . . $

2. a. State the Redeveloper's estimate of the average monthly rental *(if to be rented)* or average sale price *(if to be sold)* for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL $	ESTIMATED AVERAGE SALE PRICE $

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We)[1] Thomas F. Welch

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.[2]

Dated: June 21, 1993	Dated:
Signature	Signature
President	Title
58 Eliot St, Jamaica Plain, MA 02130-2752	Address and ZIP Code

[1] If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

[2] Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than $10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: Thomas F. Welch & Associates, Inc.

   b. Address and ZIP Code of Redeveloper: 58 Eliot Street, J.P. 02130-2

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

   Boston Redevelopment Authority
   (Name of Local Public Agency)

   in Washington Park Urban Renewal Area
   (Name of Urban Renewal or Redevelopment Project Area)

   in the City of Boston, State of Massachusetts, is described as follows:

   Portion of Parcel S-9A

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☐ NO

   If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of _____, 19____, is as reflected in the attached financial statement.

   (NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, *including contingent liabilities*, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

   b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY *(Continued)*

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

   a. In banks:

   NAME, ADDRESS, AND ZIP CODE OF BANK | AMOUNT
   $

   b. By loans from affiliated or associated corporations or firms:

   NAME, ADDRESS, AND ZIP CODE OF SOURCE | AMOUNT
   $

   c. By sale of readily salable assets:

   DESCRIPTION | MARKET VALUE | MORTGAGES OR LIENS
   $ | $

7. Names and addresses of bank references:

8. a. Has the Redeveloper or *(if any)* the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5,6, and 7 of the *Redeveloper's Statement for Public Disclosure* and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☐ NO

   If Yes, give date, place, and under what name.

   b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☐ NO

   If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY *(Continued)*

b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

a. Name and address of such contractor or builder:

b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☐ NO
If Yes, explain:

c. Total amount of construction or development work performed by such contractor or builder during the last three years: $ _____.

General description of such work:

d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF CONTRACT OR DEVELOPMENT	LOCATION	AMOUNT	DATE TO BE COMPLETED
		$	

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY *(Continued)*

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY	AMOUNT	DATE OPENED
	$	

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☐ NO

If Yes, explain.

b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☐ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility *(other than the financial statement referred to in Item 4a)* are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We)[1] Thomas F. Welch & Associates, Inc.

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.[2]

Dated: June 21, 1993	Dated:
Signature	Signature
President	
Title	Title
58 Eliot St. Jamaica Plain, MA 02130	
Address and ZIP Code	Address and ZIP Code

1 If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper..

2 Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than $10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department